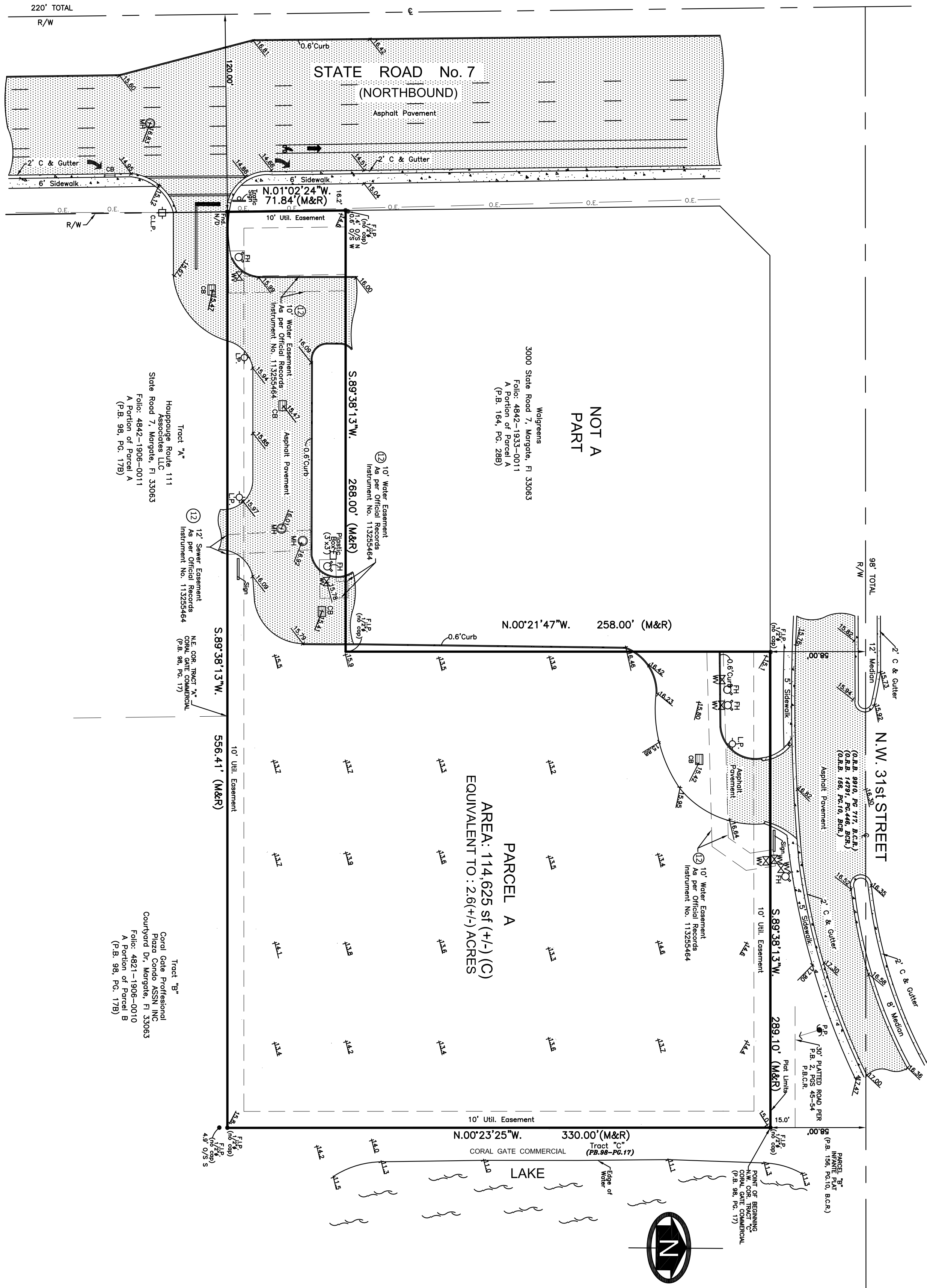
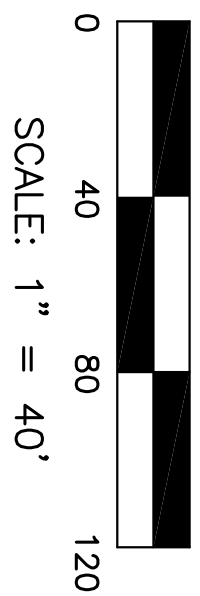
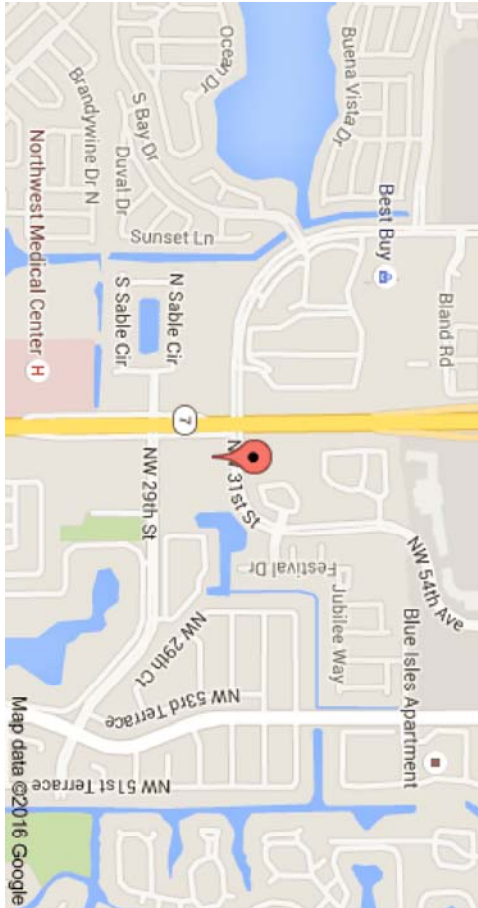


ALTA/ACSM LAND TITLE SURVEY  
SKETCH OF BOUNDARY SURVEY



LOCATION MAP



SITE PHOTO



SITE ADDRESS: NW 31st STREET, MARGATE, FL 33063  
JOB NUMBER: 16-348  
DATE OF SURVEY: MARCH 22, 2016  
FOLIO #: 4842-1933-0010

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LINE CONTINGENTS:  
City of Broward County and Owner (GSA) 951-3230  
Florida Power and Light Co. (FPL) 787-5000  
Bell South Telephone Company 1-800-753-0770  
City of Margate (954) 922-6454

Conrad Gale Professional  
P.O. Box 4821 - 1906-0010  
Margate, FL 33063  
(F.B. 98, Pg. 17B) S

LEGEND	
	BOUNDARY LINE
	STRUCTURE BLOCK WALL
	METAL FENCE
	CHAIN LINK FENCE
	WOOD DECK
	CONCRETE
	BRICKS ON PAVERS
	ROOFED AREAS
	WATER (EDGE OF WATER)
	ELECTRIC BOX
	CATCH BASIN
	MANHOLE
	OVERHEAD ELECT.
	POWER POLE
	LIGHT POLE
	HANDICAP SPACE
	BEARING LINE
	TV-CABLE BOX
	WATER METER
	CONC. LIGHT POLE

ABBREVIATIONS	
AC - AIR CONDITIONING	PA - PAVING
AD - ADDITION	PC - PORTLAND CEMENT
AS - ASBESTOS	PE - POLYETHYLENE
BL - BLOCK	PF - PLYWOOD FLOORING
BR - BRICK	PI - PIPING
BU - BUILT UP	PL - PLASTER
CA - CONCRETE	PM - PERMANENT
CL - CHALK	PP - POLYPROPYLENE
CM - CONCRETE MASONRY	PS - POLYSTYRENE
CO - COLORED	PT - PORTLAND TEMENT
CS - CONCRETE SURFACE	RA - RADIUM
CU - CUPROUS	RE - REINFORCED
DA - DRAINAGE	RF - RADIUM FLOORING
DE - DECK	RI - RADIUM INSULATION
DI - DRAINAGE	RO - ROOF
DO - DRAINAGE	RS - RADIUM SURFACE
DR - DRAINAGE	SA - SAND
DU - DRAINAGE	SC - SLOPE
EA - EARTH	SE - SLOPE
EC - EARTH COVER	SH - SHED
ED - EARTH COVER	SI - SLOPE
EE - EARTH COVER	SL - SLOPE
EF - EARTH COVER	SM - SLOPE
EG - EARTH COVER	SN - SLOPE
EH - EARTH COVER	SO - SLOPE
EI - EARTH COVER	SP - SLOPE
EJ - EARTH COVER	ST - SLOPE
EK - EARTH COVER	SW - SLOPE
EL - EARTH COVER	TA - TAP
EM - EARTH COVER	TE - TAP
EN - EARTH COVER	TF - TAP
EO - EARTH COVER	TH - TAP
EP - EARTH COVER	TI - TAP
EQ - EARTH COVER	TO - TAP
ER - EARTH COVER	TP - TAP
ES - EARTH COVER	TR - TAP
ET - EARTH COVER	TS - TAP
EU - EARTH COVER	TU - TAP
EV - EARTH COVER	TV - TAP
EW - EARTH COVER	TX - TAP
EX - EARTH COVER	TY - TAP
EY - EARTH COVER	TZ - TAP
EZ - EARTH COVER	UA - TAP
EA - EARTH COVER	UB - TAP
EB - EARTH COVER	UC - TAP
EC - EARTH COVER	UD - TAP
ED - EARTH COVER	UE - TAP
EE - EARTH COVER	UF - TAP
EF - EARTH COVER	UG - TAP
EG - EARTH COVER	UH - TAP
EH - EARTH COVER	UI - TAP
EI - EARTH COVER	UJ - TAP
EJ - EARTH COVER	UK - TAP
EK - EARTH COVER	UL - TAP
EL - EARTH COVER	UM - TAP
EM - EARTH COVER	UN - TAP
EN - EARTH COVER	UO - TAP
EO - EARTH COVER	UP - TAP
ER - EARTH COVER	UQ - TAP
ES - EARTH COVER	UR - TAP
ET - EARTH COVER	US - TAP
EU - EARTH COVER	UT - TAP
EV - EARTH COVER	UU - TAP
EW - EARTH COVER	UV - TAP
EX - EARTH COVER	UX - TAP
EY - EARTH COVER	EY - TAP
EZ - EARTH COVER	EZ - TAP

TABLE A ITEMS:	
69	Primary Zone
70	7100 INDUSTRIAL - LIGHT MANUFACTURING
71	BUILDING HEIGHT OF THE BUILDING ABOVE GRADE WAS NOT MEASURED.
16	NO EVIDENCE OF EARTH MOVING WAS OBSERVED
17	NO PROPOSED CHANGES IN STREET R/W IS EXPECTED
18	NO EVIDENCE OF SOLID WASTE DUMPING WAS OBSERVED
19	NO WETLAND AREAS ARE WITHIN THE SUBJECT PROPERTY

- SURVEY CERTIFICATION:
- The Survey reflected by this plat was actually made upon the ground, that the survey was made in accordance with the standards and procedures established by the State of Florida for surveys and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2011 and meets the Accuracy Standards (as adopted by ALTA and ACSM) and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet the current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains Items 1,2,3,4,5,7,8,9,10,13 and 14 of Table A thereto.
  - The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
  - All utilities serving the Premises enter through adjoining public streets and/or easements of record, that except as shown, there are no visible easement or rights of way across said premises; that the property described hereon is the same as the property described in Chicago Title Insurance Company Commitment File No. 5539130 with an effective date of November 3, 2015 @ 11:00 P.M., and that all easements, covenants and restrictions referenced in said title commitment, or otherwise noted as to their effect on the subject property.
  - There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises.
  - Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 121C0165H, with a date of identification of August 18, 2014, for community number 120947, in BROWARD COUNTY, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated.
  - The property has direct physical access to State Road a corridor that runs North South and N.W. 31st St. East West and being a public Street or Highway
  - All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

THIS SURVEY IS MADE FOR THE BENEFIT OF:  
WHEAT CAPITAL MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
CHICAGO TITLE INSURANCE COMPANY

1. Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the abovesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:

EXHIBIT "A"

Parcel 7% of ALEXANDER PLAT, according to the Plat thereof as recorded in Plat Book 164, Page 28, of the Public Records of Broward County, Florida.  
LESS the following described parcel:  
A portion of Parcel 7% of ALEXANDER PLAT, according to the Plat thereof as recorded in Plat Book 164, Page 28, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Westernmost Northwest corner of said Parcel A; thence North 44°17'52" East along a non-vehicular access line as shown on said Plat a distance of 42.65 feet; thence North 240°64 feet; thence South 00°21'47" East 258.00 feet; thence South 89°38'13" West 268.00 feet to a point on the West line of said Parcel A; thence North 01°02'24" West along said West line (said line also being abovesaid non-vehicular access line) a distance of 116.14 feet; thence North 01°00'23" West along said West line and non-vehicular access line a distance of 111.40 feet to the Point of Beginning. Said lands lying in the City of Margate, Broward County, Florida.

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE 7% OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120947-165H, WITH AN EFFECTIVE DATE OF AUG. 18, 2014, BASE FLOOD ELEVATION OF 10' M.A. FEET (NGVD)
- LAND AREA OF SUBJECT PROPERTY: 114,747(+/-) SQ. FT. AS PER OFFICIAL RECORDS / 114,625 (+/-) SQ. FT. (C)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER BROWARD COUNTY BENCH MARK NO. 2573, WITH AN ELEVATION OF 12.85 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.1°02'24"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF STATE ROAD NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN BROWARD COUNTY, FLORIDA.

SCHEDULE BII ITEMS

- Restrictions, (defining therefrom any restrictions, indicating any preference, limitation or description) base on race, color, religion, sex, handicap, familial status or national origin), covenants, (assemblies), (if any, as may be shown on the Plat of ALEXANDER PLAT as recorded in Plat Book 164, Page 28, as affected by 1649, April 16, 2007 in Official Records Book 45893, Page 952 and September 14, 2009 in Official Records Book 46519, Page 947.
- Terms and provisions set forth in Flood Impact Agreement recorded April 11, 2001 in Official Records Book 31471, Page 1707.
- Utility Easement Deed in favor of the City of Margate recorded September 29, 2015 in Official Records Instrument No. 11255464

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "ALTA SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 50-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 47.202, OF THE FLORIDA STATUTES.

Ed Pino  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA  
DATE: MARCH 28, 2016

WHEAT CAPITAL MANAGEMENT, LLC.

FOR: WHEAT CAPITAL MANAGEMENT, LLC.	DESIGNED BY: EP	DRAWN BY: D.G.	CHECKED BY: EP
SCALE: 1"=40'	DATE: 3/28/16	APPROVED BY: EP	FIELD BOOK No. PAGE No.

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

9370 S.W. 72nd Street, Suite A-102  
MIAMI, FL 33153  
PH: (305) 598-5101  
FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

REVISED

ORDER No.  
16-348

SHEET No.  
1